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Date: (Filing No. H-)

HOUSING

Reproduced and distributed under the direction of the Clerk of the House.

**STATE OF MAINE
HOUSE OF REPRESENTATIVES
131ST LEGISLATURE
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 147, L.D. 226, “An Act to Address Maine’s Affordable Housing Crisis”

Amend the bill by inserting after the title and before the enacting clause the following:

Emergency preamble. **Whereas,** acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, the lack of available affordable housing in the State is greatly contributing to the current housing crisis; and

Whereas, demand for programs to assist with the development and construction of affordable housing has been so great that funding for those programs is exhausted soon after it is appropriated; and

Whereas, programs exist that have proven to be successful in creating affordable housing and can continue to do so with adequate, predictable and reliable funding; and

Whereas, to prevent a future housing crisis, it is critical that the State invest resources before the end of the 90-day period in programs that have demonstrated success in creating affordable housing and supporting homeownership; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore,'

Amend the bill by striking out everything after the enacting clause and inserting the following:

'Sec. 1. 30-A MRSA §4748 is enacted to read:

§4748. Report to Legislature

In addition to the powers and duties listed in section 4722, beginning February 1, 2024 and at least annually thereafter, the authority shall submit a report to the joint standing

COMMITTEE AMENDMENT

1 committee of the Legislature having jurisdiction over housing matters or a joint select
2 committee of the Legislature having jurisdiction over housing matters regarding the
3 distribution of funds credited in accordance with section 6054, subsection 6. The report
4 must describe the amounts distributed to programs dedicated to supporting homeownership
5 and programs established to create affordable housing in the State, including any other
6 source of funding used in addition to funds credited under section 6054, subsection 6.

7 **Sec. 2. 30-A MRSA §6054, sub-§5**, as repealed and replaced by PL 2023, c. 189,
8 Pt. H, §5 and affected by §6, is amended to read:

9 **5. Use of fund after bond retirement.** After all liquor operation revenue bonds and
10 any ancillary obligations secured by the fund have been retired, the first \$7,000,000 of any
11 amounts received pursuant to Title 28-A, section 90 must be deposited as undedicated
12 revenue to the General Fund ~~and~~ Except as provided in subsection 6, any amount in excess
13 of \$7,000,000 must be deposited as undedicated revenue to the Highway Fund.

14 **Sec. 3. 30-A MRSA §6054, sub-§6** is enacted to read:

15 **6. Exception; funds credited to Maine State Housing Authority.** Notwithstanding
16 any provision of subsection 5 to the contrary, beginning July 1, 2025 and ending June 30,
17 2028, \$40,000,000 must be credited annually to the Maine State Housing Authority for
18 programs to support the development and construction of affordable housing and programs
19 that encourage and support homeownership for single-family homes and for first-time
20 homebuyers.

21 This subsection is repealed July 1, 2028.

22 **Sec. 4. Appropriations and allocations.** The following appropriations and
23 allocations are made.

24 **HOUSING AUTHORITY, MAINE STATE**

25 **Housing Authority - State 0442**

26 Initiative: Provides one-time funds in fiscal year 2023-24 and fiscal year 2024-25 only to
27 increase affordable housing in the State.

28 GENERAL FUND	2023-24	2024-25
29 All Other	\$40,000,000	\$40,000,000
30		
31 GENERAL FUND TOTAL	<u>\$40,000,000</u>	<u>\$40,000,000</u>

33 **Emergency clause.** In view of the emergency cited in the preamble, this legislation
34 takes effect when approved.'

35 Amend the bill by relettering or renumbering any nonconsecutive Part letter or section
36 number to read consecutively.

37 **SUMMARY**

38 This amendment replaces the bill. The amendment provides funding in the amount of
39 \$40,000,000 annually through fiscal year 2027-28 to support programs administered by the
40 Maine State Housing Authority to support homeownership for single-family homes and for
41 first-time homebuyers and the development of affordable housing in the State. Funding in

1 the current biennium will come from the General Fund. The remaining funding for fiscal
2 years 2025-26 to 2027-28 will be credited to the Maine State Housing Authority from the
3 Liquor Operation Revenue Fund. The amendment also requires the Maine State Housing
4 Authority to report on the use of the funds and the amounts distributed to support
5 homeownership programs and rental housing development programs.

6 **FISCAL NOTE REQUIRED**

7 **(See attached)**